

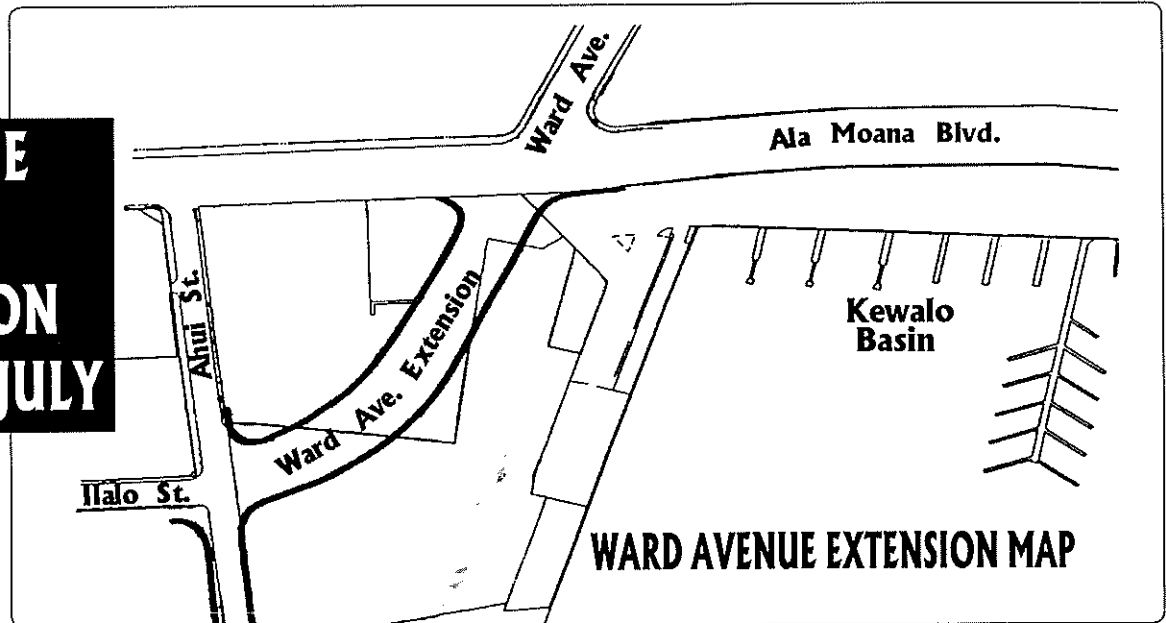
Kakaako Connection

Vol. 19, No. 6 June 1998

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



WARD AVENUE EXTENSION CONSTRUCTION TO START IN JULY



Construction work on the Ward Avenue Extension Project—the first phase of the development of new and enhanced infrastructure in Kakaako's Makai Area—is set to start in July of this year. This \$6.6 million project will construct a new roadway from the intersection of Ward Avenue and Ala Moana Boulevard to the intersection of Ahui and Ilalo Streets. The project would also improve approximately 150 feet of Ahui Street, makai of Ilalo Street. Infrastructure improvements will include: the installation of new water, sewer and drainage structures; construction of the new roadway; new driveways, sidewalks, curbs and gutters; and the relocation and expansion of existing overhead electrical, telephone and cable television lines to new underground systems.

Infrastructure in Kakaako's Makai Area is inadequate or nonexistent and improvements are required to support development there and to improve access to the area. Other future Kakaako Makai Area infrastructure improvements are being planned for Ilalo Street, from Ahui to Keawe Streets, and another project would bring Punchbowl and South Streets into Kakaako Makai and connect to Ilalo Street at Keawe Street. The

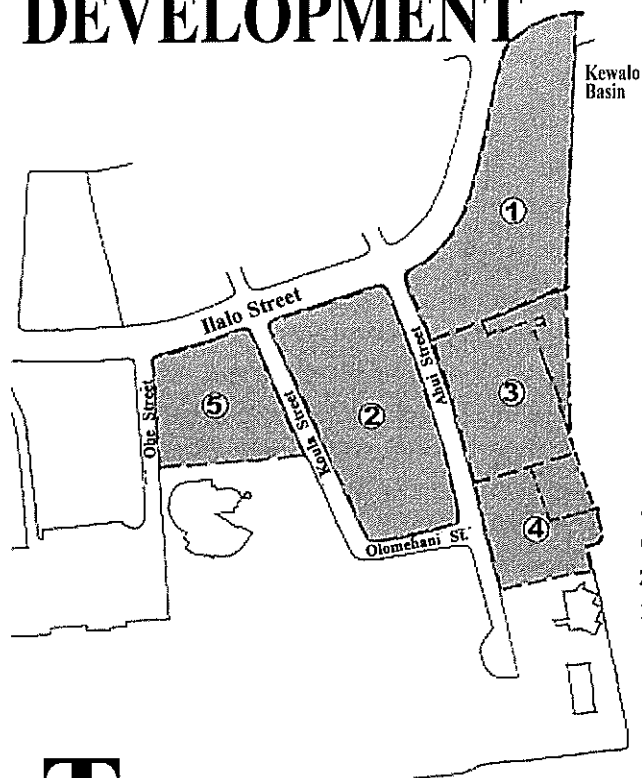
Ilalo Street improvements are tentatively projected to start construction in October 1999 and the Punchbowl/South Street project is projected to start in mid-2000. The Ward Avenue Extension Project will be constructed in two phases. The first phase will involve the demolition and refacing of several structures in the Kewalo Basin area. The infrastructure and roadway improvements will be done in the second phase, tentatively scheduled to commence in October 1998. The entire project is expected to take 15-18 months to complete. HCDA Executive Director Jan Yokota states, "This project will provide us with the opportunity to realize the potential of Kakaako Makai as a gathering place for Hawaii's residents and visitors and it marks the important beginning of the infrastructure improvements that will make this possible. The roadway and utility system enhancements to be constructed in the Ward Avenue project will greatly improve vehicular and pedestrian access and circulation in the area. They will also provide the necessary infrastructure to support the new environment and developments that we envision in the future."

**Inside
Connection...**

■ **HCDA Offers Waterfront
Properties for Development**
...Page 2

■ **Temporary Hawaii Maritime
Commission Created
by Legislature**
...Page 3

HCDA TO OFFER STATE-OWNED WATERFRONT LANDS FOR DEVELOPMENT



...five properties, totaling 18 acres of prime waterfront land, are zoned for retail, office, entertainment and restaurant uses...

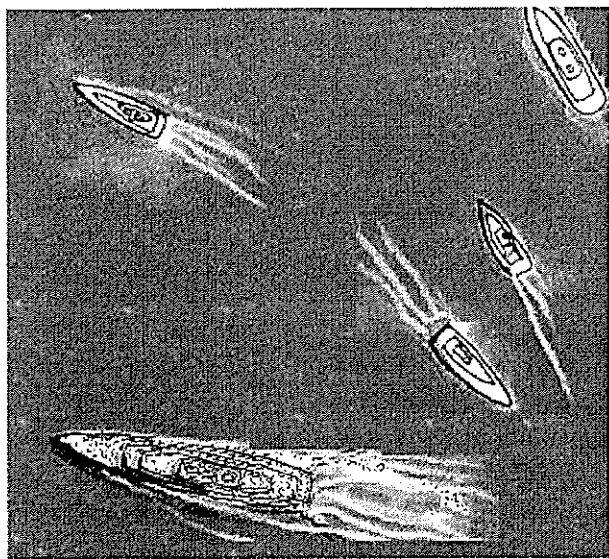
The Hawaii Community Development Authority (HCDA) will be asking developers for their development ideas and proposals for 18 acres of prime, State-owned waterfront properties in the Kakaako Makai Area. In July, the Authority will issue a Request for Qualifications (RFQ) for developers interested in pursuing a project on one or more of five sites located in the area between Ala Moana Boulevard, Ohe Street, Olomehane Street, and Kewalo Basin's ocean frontage. These properties offer over 1,300 feet of ocean frontage and dramatic views of Waikiki and Diamond Head. They are strategically situated between downtown Honolulu and Waikiki and are zoned for retail, office, entertainment and restaurant uses. The HCDA will be accepting responses to the RFQ until September 8. After its review of the responses, the Authority will select a limited number of developers to submit development proposals later this year.

The HCDA is planning to create a special "gathering place" at Kakaako Makai. "We envision an extraordinary

waterfront that will be an active and attractive place where Hawaii's residents and visitors can enjoy recreational, cultural, and commercial activities," explains HCDA Executive Director Jan Yokota. The 220-acre Kakaako Makai Area is one of the State's most important development opportunities and has great potential to contribute to Hawaii's economic future, Yokota says. "The State owns most of the land in Kakaako Makai and, because of its crucial location and HCDA's flexible development controls, we are able to offer the private sector the opportunity to work with the State to create a world-class waterfront. We are well on our way to attain our vision for Kakaako Makai. The HCDA's \$100 million public improvement program is being implemented and over 40 acres of new public parks and activity areas have been developed. The HCDA is also about to start construction on \$36 million of new roadway and infrastructure improvements in the Makai Area. (See story on Page 1.)"

For more information on the RFQ, the public can call Alex Achimore or Colin Yasukochi at the HCDA office at (808) 587-2870.

HAWAII MARITIME COMMISSION CREATED BY STATE LEGISLATURE



...an independent, temporary commission will determine how the State can best create an Authority to oversee the planning and development of all Hawaii maritime lands and facilities...

The 1998 State Legislature has created an independent, temporary commission to determine how the State can best create a Hawaii Maritime Authority that would oversee the planning and development of all maritime lands and facilities in Hawaii. This new commission will have until the end of this year to propose the exact form and details for establishing the maritime authority to the Legislature for action in its 1999 session. Lawmakers are seeking the creation of the new authority to ensure that the planning for, and development, of Hawaii's maritime lands can be carried out more efficiently and to facilitate timely decision-making. They expect that the creation of the Authority would also improve services to all users.

Currently, the tasks of planning, managing and developing Hawaii's maritime lands and facilities are shared by several State agencies. These include: the Department of Transportation's Harbors Division, the Department of Land and Natural Resources' boating and ocean recreation program, the Hawaii Community Development Authority (HCDA), and the Aloha Tower Development Corporation (ATDC). Lawmakers believe that coordinated planning and development of maritime and waterfront activities can be carried out more effectively by a single entity having overall consolidated jurisdiction and the ability to deal with conflicts between maritime and nonmaritime uses. They believe that fuller and efficient use of all of the State's maritime assets will enhance efforts to revitalize Hawaii's economy.

It is the intent of the Legislature to eventually establish a Hawaii maritime authority that would set statewide policy on all matters relating to Hawaii's maritime lands and facilities. The temporary commission will look at how the functions, duties and staff of the departments and agencies currently overseeing state maritime lands and harbor facilities can be eventually transferred to a new maritime authority. The 15-member commission will be composed of: the directors (or designees) of the State Departments of Transportation, Business, Economic Development and Tourism, and Finance; the chairpersons of the Board of Land and

Continued on Page 4

SECOND ID-7 PUBLIC HEARING SET FOR JULY 8

The second and final public hearing on the proposed Kakaako Improvement District 7 (ID-7) Project will be held on July 8, at 2:00 p.m. in the Hawaii Community Development Authority (HCDA) Conference Room 1000 at 677 Ala Moana Boulevard. The hearing will give the public the opportunity to comment on proposed amendments to establish the ID-7 and to set final assessments to be charged to properties specially benefiting from the public improvements constructed in the ID-7.

The ID-7 Project proposes the construction and installation of drainage, water, sewer, and roadway systems on Kamakee Street, between Queen Street and Kewalo

Basin. The project would also include the undergrounding of existing, overhead utility lines and would extend the drainage system from Ala Moana to Kewalo Basin. This project will improve traffic circulation through the Kakaako District and create a direct link between Ala Moana Beach Park and Kakaako. It would realign Kamakee Street between Auahi Street and Ala Moana to create a fully functional four-way intersection with the Ala Moana Park Road. A major part of the ID-7 construction would involve the installation of a box drain between Queen Street and Kewalo Basin. This new box drain represents the final portion of the last major drainage system needed in

Continued on Page 4

VOLUNTEERS NEEDED FOR KAKAAKO WATERFRONT PARK IMPROVEMENT DAY

Event is Scheduled for July 11

The Kakaako Waterfront Park is a unique and beautiful asset for Hawaii's people to enjoy, but we need your help in keeping it up. The Hawaii Community Development Authority (HCDA) is urging park supporters to take part in a volunteer "Kakaako Waterfront Park Improvement Day" to be held at the park on Saturday, July 11, from 8:30 a.m. to noon. To be sponsored by the HCDA, the event will involve the weeding

out of thorns that have grown in sections of the park's grass areas, interfering with park user enjoyment of the facility. Volunteers are asked to meet at the entrance of the Kakaako Waterfront Park at 8:30 a.m. Tools and refreshments will be provided. Please come out and help maintain the Kakaako Waterfront Park as a special place for all to cherish.



HAWAII MARITIME COMMISSION *Continued from Page 3*

Natural Resources and the Office of Hawaiian Affairs; and the chief executive officers of the HCDA and the ATDC. Other members include two mem-

bers representing the private maritime industry, two members representing labor, and one member representing the general public, from each of the four counties. These members will be appointed by the Governor based on the person's expertise in maritime, boating, ocean recreation, coastal zone management, business, planning and other related areas.

IMPROVEMENT DISTRICT 7 PUBLIC HEARING *Continued from Page 3*

Kakaako's Mauka Area. Once this box drain is in place, smaller tributary systems from side streets can be connected as these streets are improved.

The total cost of ID-7 is estimated at \$11,722,709, to be shared by State government, the public utility companies and the properties within the ID-7 assessment area. Properties within ID-7 are proportionally assessed for part of the construction cost based on special benefits received from the proposed improvements. The landowner can choose to pay the individual assessment amount in semiannual installments over a period of up to 20 years with interest. If the Authority approves ID-7, construction is anticipated to start in August 1998 and take 18 months to complete.

The first public hearing on ID-7 was conducted on January 14. Prior to the hearing, HCDA conducted informational meetings with affected property owners and lessees of record to discuss the proposed construction and property assessments. The HCDA has obtained a noise variance from the State Department of Health to allow the contractor to work additional hours in an effort to accelerate the construction. The ongoing dissemination of information, as well as continuing efforts to minimize disruption to businesses and residents in the project area, will continue to be HCDA's highest priorities during the proposed ID-7 construction period.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

HCDA does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. HCDA does not discriminate on the basis of disability in its hiring or employment practices. Individuals who need auxiliary aids for effective communication are invited to make their needs and preferences known to the ADA Compliance Coordinators at least 5 working days prior to the date required. Questions,

concerns, complaints, or requests for additional information may be forwarded to Mark Tiwanak, HCDA's ADA Compliance Coordinator, at 587-2870 or at HCDA's office address: 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

(Visit the HCDA web site: <http://www.hawaii.gov/hcda>)

THE KAKAAKO CONNECTION is a publication produced by the HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Benjamin J. Cayetano
Governor

Lynne Waters
Chair

Members

Earl Anzai
Kazu Hayashida
Michael K. Kawaharada
Patrick Kubota
Lori Ann Lum
Gary Mijo
G.A. "Red" Morris
Seiji Naya
Raymond Sato
James K. Tsugawa

Jan S. Yokota
Executive Director

This newsletter is printed on recycled paper.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813
Telephone: (808) 587-2870
Fax: (808) 599-2613
e mail: hcda@gte.net
<http://www.hawaii.gov/hcda>

CHANGE SERVICE REQUESTED

BULK RATE
U.S. Postage
PAID
Honolulu, Hawaii
Permit No. 1223